HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Hamilton and Brantford CMAs

Date Released: April 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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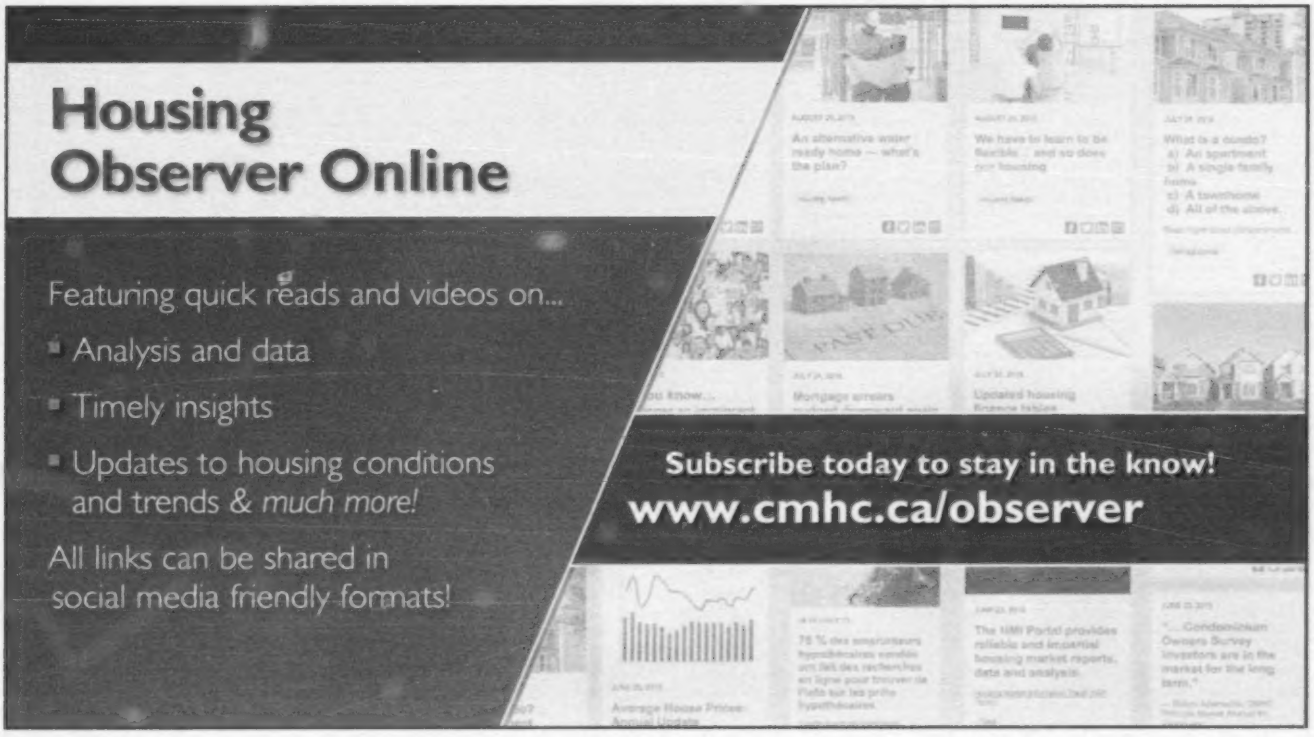
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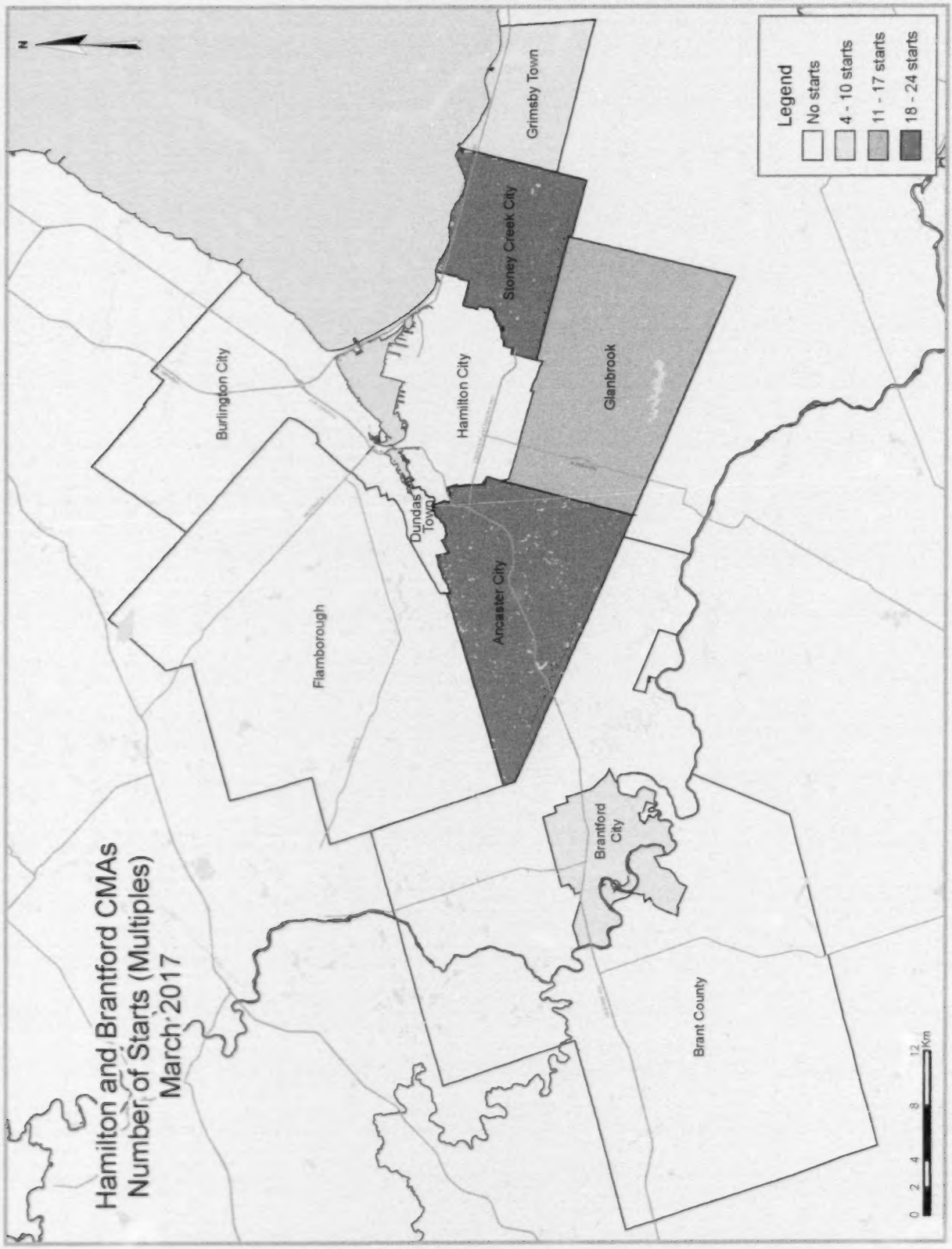
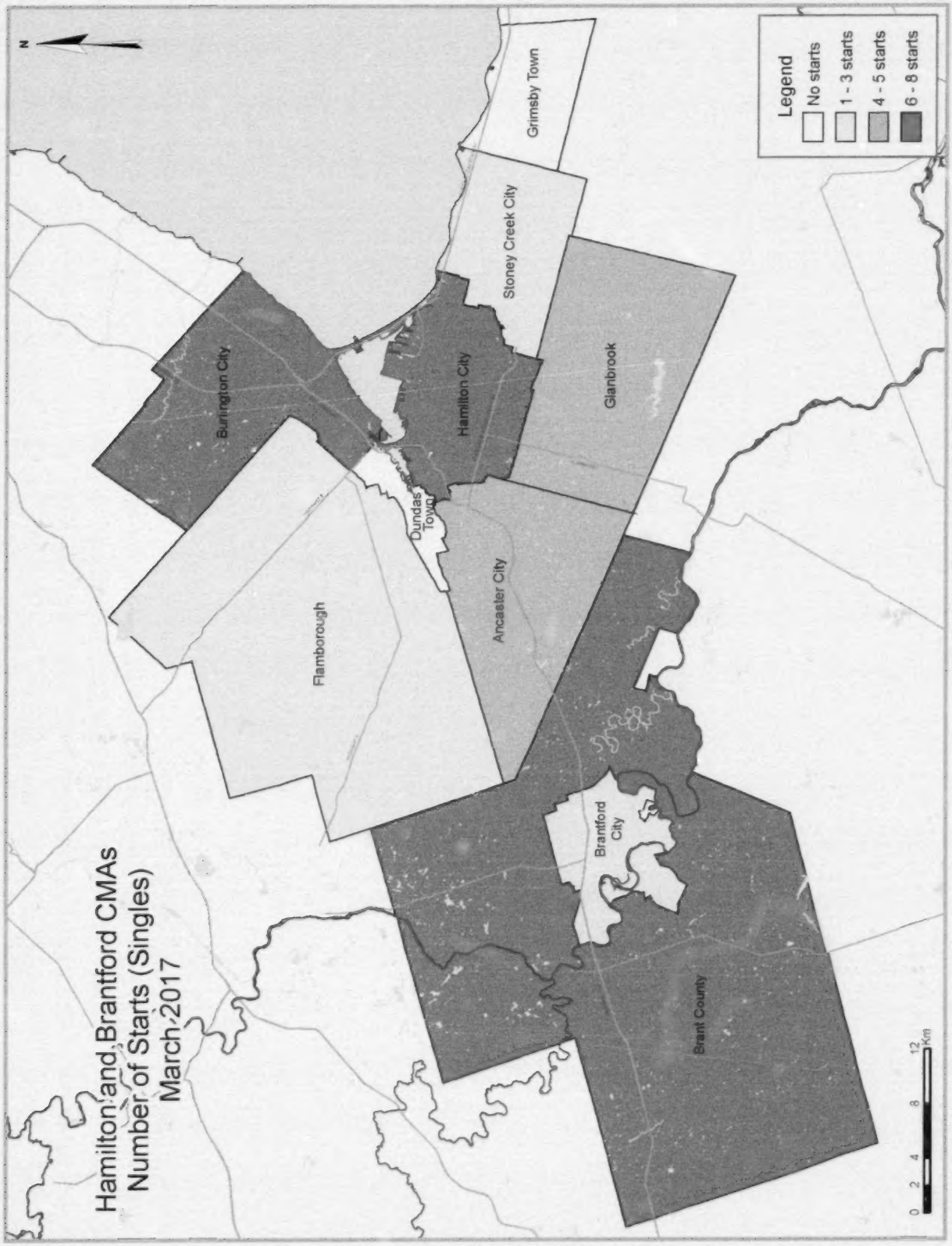
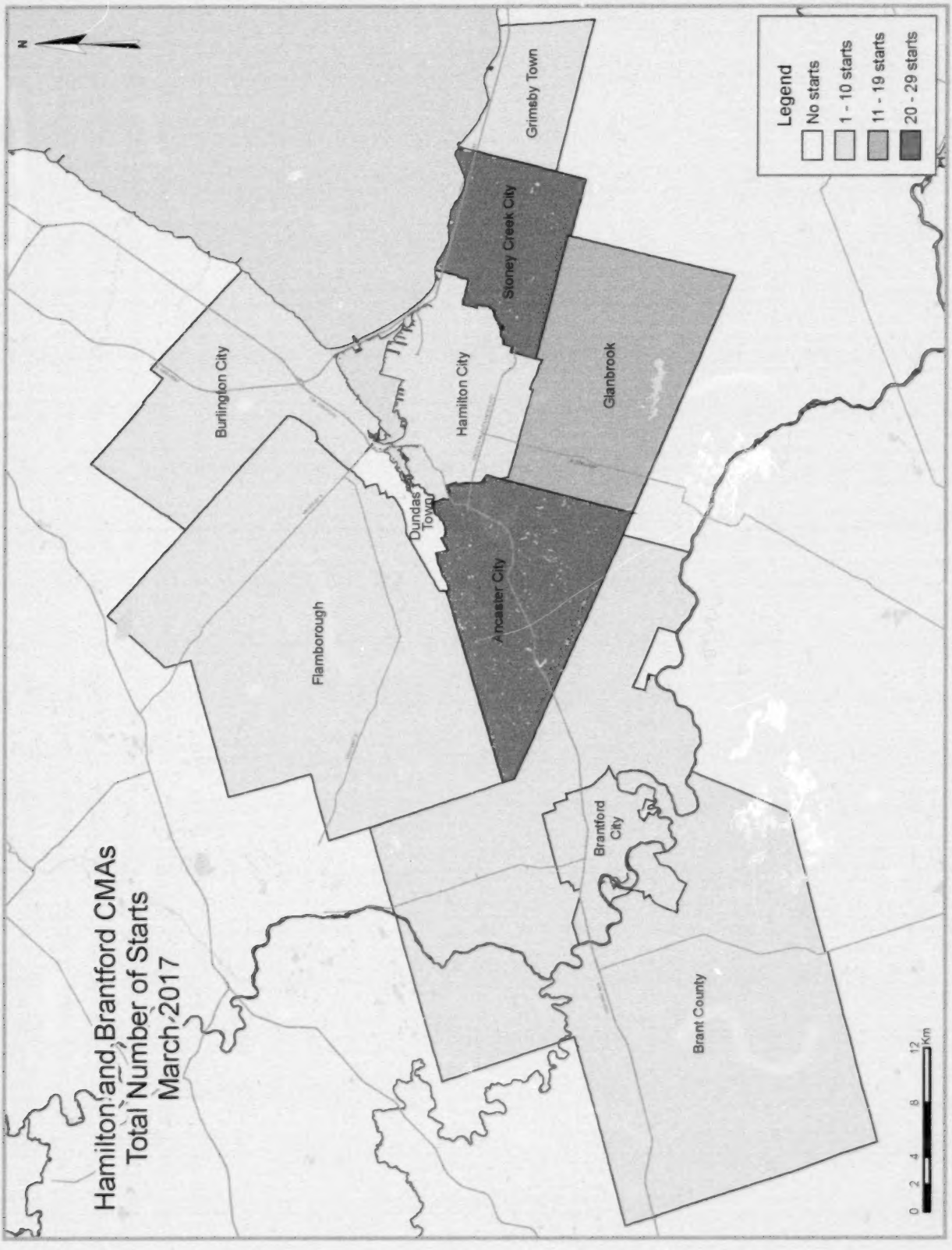
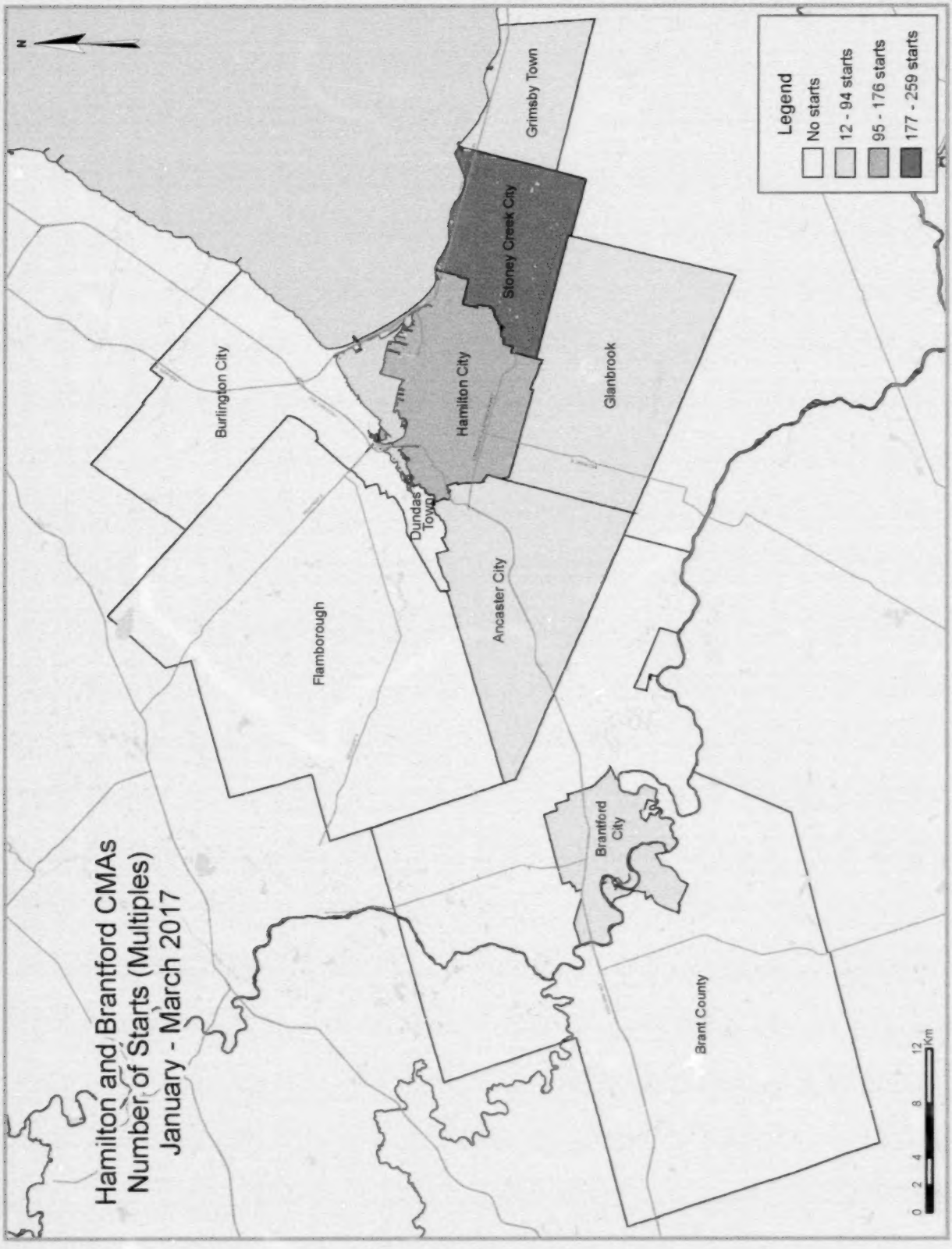
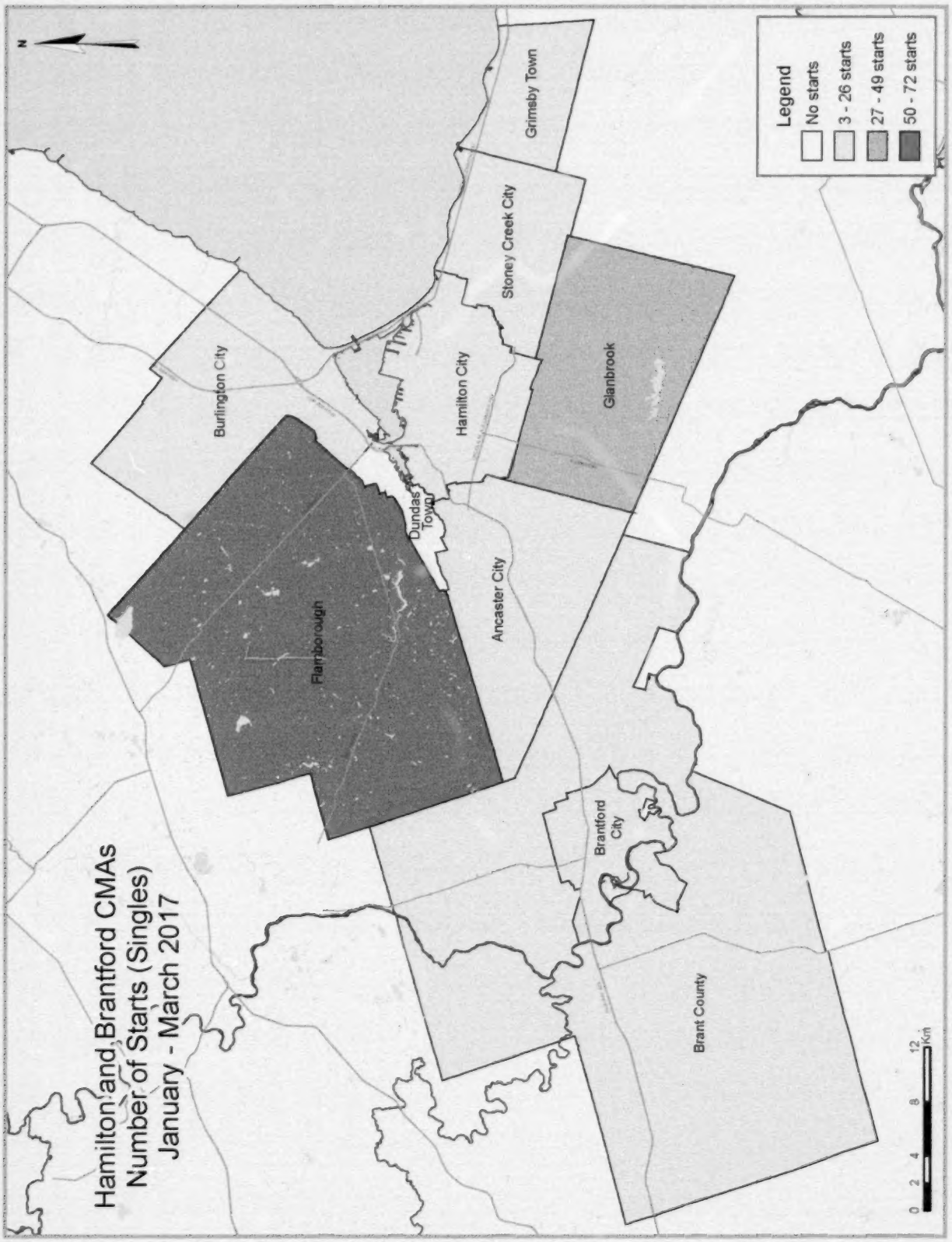
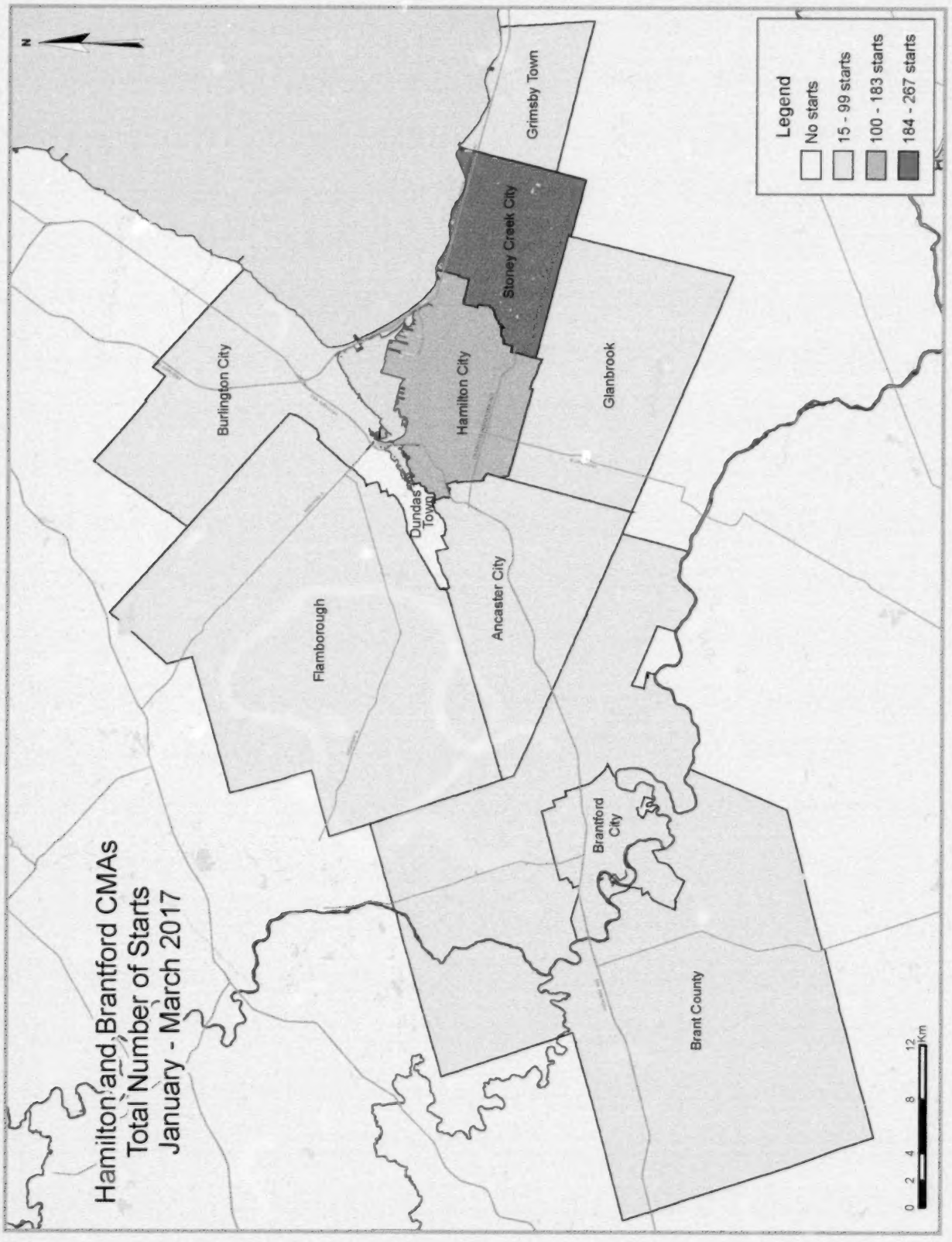

Hamilton and Brantford CMAs
Number of Starts (Multiples)
March 2017
N
Legend
No starts
4 - 10 starts
11 - 17 starts
18 - 24 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
March 2017
N
Legend
No starts
1 - 3 starts
4 - 5 starts
6 - 8 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
March 2017
N
Legend
No starts
1 - 10 starts
11 - 19 starts
20 - 29 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - March 2017
N
Legend
No starts
12 - 94 starts
95 - 176 starts
177 - 259 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - March 2017
Legend
No starts
3 - 26 starts
27 - 49 starts
50 - 72 starts
N
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - March 2017
N
Legend
No starts
15 - 99 starts
100 - 183 starts
184 - 267 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) March 2017		
Hamilton CMA[1]	February 2017	March 2017
Trend[2]	4,115	4,041
SAAR	5,106	1,165
	March 2016	March 2017
Actual		
March - Single-Detached	47	25
March - Multiples	266	62
March - Total	313	87
January to March - Single-Detached	116	162
January to March - Multiples	520	469
January to March - Total	636	631

Table 1b: Housing Starts (SAAR and Trend) March 2017		
Brantford CMA[1]	February 2017	March 2017
Trend[2]	285	207
SAAR	198	158
	March 2016	March 2017
Actual		
March - Single-Detached	27	11
March - Multiples	-	4
March - Total	27	15
January to March - Single-Detached	54	22
January to March - Multiples	2	12
January to March - Total	56	34

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2017	25	24	38	0	0	0	0	0	87
March 2016	47	6	106	0	0	154	0	0	313
% Change	-46.8	**	-64.2	n/a	n/a	-100.0	n/a	n/a	-72.2
Year-to-date 2017	162	44	86	0	0	339	0	0	631
Year-to-date 2016	116	24	214	0	0	154	0	128	636
% Change	39.7	83.3	-59.8	n/a	n/a	120.1	n/a	-100.0	-0.8
UNDER CONSTRUCTION									
March 2017	598	64	653	0	29	1,607	90	100	3,141
March 2016	447	40	482	4	23	742	120	403	2,261
% Change	33.8	60.0	35.5	-100.0	26.1	116.6	-25.0	-75.2	38.9
COMPLETIONS									
March 2017	47	4	77	0	0	0	0	0	128
March 2016	66	2	44	0	0	0	0	0	112
% Change	-28.8	100.0	75.0	n/a	n/a	n/a	n/a	n/a	14.3
Year-to-date 2017	184	10	160	0	13	350	0	0	717
Year-to-date 2016	265	2	113	0	6	8	14	18	426
% Change	-30.6	**	41.6	n/a	116.7	**	-100.0	-100.0	68.3
COMPLETED & NOT ABSORBED									
March 2017	65	21	225	0	17	16	n/a	n/a	344
March 2016	130	3	167	0	18	3	n/a	n/a	321
% Change	-50.0	**	34.7	n/a	-5.6	**	n/a	n/a	7.2
ABSORBED									
March 2017	63	8	56	0	2	0	n/a	n/a	129
March 2016	50	0	11	0	0	0	n/a	n/a	61
% Change	26.0	n/a	**	n/a	n/a	n/a	n/a	n/a	111.5
Year-to-date 2017	188	24	171	0	4	337	n/a	n/a	724
Year-to-date 2016	244	0	83	1	24	8	n/a	n/a	360
% Change	-23.0	n/a	106.0	-100.0	-83.3	**	n/a	n/a	101.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2017	11	0	4	0	0	0	0	0	15
March 2016	27	0	0	0	0	0	0	0	27
% Change	-59.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-44.4
Year-to-date 2017	22	0	12	0	0	0	0	0	34
Year-to-date 2016	54	2	0	0	0	0	0	0	56
% Change	-59.3	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-39.3
UNDER CONSTRUCTION									
March 2017	68	4	98	0	15	0	8	8	201
March 2016	116	10	95	0	26	152	8	0	407
% Change	-41.4	-60.0	3.2	n/a	-42.3	-100.0	0.0	n/a	-50.6
COMPLETIONS									
March 2017	6	4	0	0	0	0	0	0	10
March 2016	18	0	18	0	0	0	0	0	36
% Change	-66.7	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-72.2
Year-to-date 2017	32	8	12	0	10	0	0	151	213
Year-to-date 2016	54	4	45	0	5	0	0	0	108
% Change	-40.7	100.0	-73.3	n/a	100.0	n/a	n/a	n/a	97.2
COMPLETED & NOT ABSORBED									
March 2017	17	5	2	0	7	0	n/a	n/a	31
March 2016	21	7	25	0	5	0	n/a	n/a	58
% Change	-19.0	-28.6	-92.0	n/a	40.0	n/a	n/a	n/a	-46.6
ABSORBED									
March 2017	7	6	0	0	3	0	n/a	n/a	16
March 2016	24	0	15	0	5	0	n/a	n/a	44
% Change	-70.8	n/a	-100.0	n/a	-40.0	n/a	n/a	n/a	-63.6
Year-to-date 2017	36	10	17	0	7	0	n/a	n/a	70
Year-to-date 2016	68	3	29	0	10	0	n/a	n/a	110
% Change	-47.1	**	-41.4	n/a	-30.0	n/a	n/a	n/a	-36.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
March 2017	19	24	33	0	0	0	0	0	76
March 2016	46	6	106	0	0	0	0	0	158
Former Hamilton City									
March 2017	7	0	0	0	0	0	0	0	7
March 2016	3	2	13	0	0	0	0	0	18
Stoney Creek City									
March 2017	1	0	19	0	0	0	0	0	20
March 2016	6	4	48	0	0	0	0	0	58
Ancaster City									
March 2017	5	24	0	0	0	0	0	0	29
March 2016	6	0	0	0	0	0	0	0	6
Dundas Town									
March 2017	0	0	0	0	0	0	0	0	0
March 2016	1	0	0	0	0	0	0	0	1
Flamborough									
March 2017	1	0	0	0	0	0	0	0	1
March 2016	19	0	7	0	0	0	0	0	26
Glanbrook									
March 2017	5	0	14	0	0	0	0	0	19
March 2016	11	0	38	0	0	0	0	0	49
City of Burlington									
March 2017	6	0	0	0	0	0	0	0	6
March 2016	1	0	0	0	0	154	0	0	155
Grimsby									
March 2017	0	0	5	0	0	0	0	0	5
March 2016	0	0	0	0	0	0	0	0	0
Hamilton CMA									
March 2017	25	24	38	0	0	0	0	0	87
March 2016	47	6	106	0	0	154	0	0	313
Brant County									
March 2017	8	0	0	0	0	0	0	0	8
March 2016	12	0	0	0	0	0	0	0	12
Brantford City									
March 2017	3	0	4	0	0	0	0	0	7
March 2016	15	0	0	0	0	0	0	0	15
Brantford CMA									
March 2017	11	0	4	0	0	0	0	0	15
March 2016	27	0	0	0	0	0	0	0	27

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
March 2017	528	64	556	0	6	369	90	100	1,713
March 2016	357	34	387	0	6	191	120	248	1,343
Former Hamilton City									
March 2017	71	2	129	0	0	132	90	100	524
March 2016	49	10	51	0	0	191	120	120	541
Stoney Creek City									
March 2017	45	20	119	0	6	237	0	0	427
March 2016	53	22	121	0	6	0	0	128	330
Ancaster City									
March 2017	52	42	32	0	0	0	0	0	126
March 2016	31	0	22	0	0	0	0	0	53
Dundas Town									
March 2017	4	0	0	0	0	0	0	0	4
March 2016	6	2	0	0	0	0	0	0	8
Flamborough									
March 2017	266	0	129	0	0	0	0	0	395
March 2016	28	0	21	0	0	0	0	0	49
Glanbrook									
March 2017	90	0	147	0	0	0	0	0	237
March 2016	190	0	172	0	0	0	0	0	362
City of Burlington									
March 2017	60	0	0	0	0	815	0	0	875
March 2016	65	4	12	4	17	551	0	155	808
Grimsby									
March 2017	10	0	97	0	23	423	0	0	553
March 2016	25	2	83	0	0	0	0	0	110
Hamilton CMA									
March 2017	598	64	653	0	29	1,607	90	100	3,141
March 2016	447	40	482	4	23	742	120	403	2,261
Brant County									
March 2017	58	2	9	0	0	0	8	0	77
March 2016	46	8	34	0	0	0	8	0	96
Brantford City									
March 2017	10	2	89	0	15	0	0	8	124
March 2016	70	2	61	0	26	152	0	0	311
Brantford CMA									
March 2017	68	4	98	0	15	0	8	8	201
March 2016	116	10	95	0	26	152	8	0	407

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
March 2017	45	4	77	0	0	0	0	0	126
March 2016	60	2	44	0	0	0	0	0	106
Former Hamilton City									
March 2017	11	2	0	0	0	0	0	0	13
March 2016	8	0	0	0	0	0	0	0	8
Stoney Creek City									
March 2017	5	2	0	0	0	0	0	0	7
March 2016	8	0	19	0	0	0	0	0	27
Ancaster City									
March 2017	0	0	32	0	0	0	0	0	32
March 2016	0	0	13	0	0	0	0	0	13
Dundas Town									
March 2017	0	0	0	0	0	0	0	0	0
March 2016	0	0	0	0	0	0	0	0	0
Flamborough									
March 2017	22	0	31	0	0	0	0	0	53
March 2016	1	0	0	0	0	0	0	0	1
Glanbrook									
March 2017	7	0	14	0	0	0	0	0	21
March 2016	43	2	12	0	0	0	0	0	57
City of Burlington									
March 2017	0	0	0	0	0	0	0	0	0
March 2016	5	0	0	0	0	0	0	0	5
Grimsby									
March 2017	2	0	0	0	0	0	0	0	2
March 2016	1	0	0	0	0	0	0	0	1
Hamilton CMA									
March 2017	47	4	77	0	0	0	0	0	128
March 2016	66	2	44	0	0	0	0	0	112
Brant County									
March 2017	6	0	0	0	0	0	0	0	6
March 2016	5	0	0	0	0	0	0	0	5
Brantford City									
March 2017	0	4	0	0	0	0	0	0	4
March 2016	13	0	18	0	0	0	0	0	31
Brantford CMA									
March 2017	6	4	0	0	0	0	0	0	10
March 2016	18	0	18	0	0	0	0	0	36

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
March 2017	63	20	203	0	17	16	n/a	n/a	319
March 2016	113	2	145	0	18	3	n/a	n/a	281
Former Hamilton City									
March 2017	9	0	11	0	0	0	n/a	n/a	20
March 2016	22	0	24	0	0	0	n/a	n/a	46
Stoney Creek City									
March 2017	28	20	25	0	15	13	n/a	n/a	101
March 2016	29	0	57	0	15	0	n/a	n/a	101
Ancaster City									
March 2017	5	0	23	0	0	0	n/a	n/a	28
March 2016	8	0	17	0	0	0	n/a	n/a	25
Dundas Town									
March 2017	0	0	0	0	0	0	n/a	n/a	0
March 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
March 2017	6	0	48	0	0	3	n/a	n/a	57
March 2016	0	0	1	0	0	3	n/a	n/a	4
Glanbrook									
March 2017	15	0	96	0	2	0	n/a	n/a	113
March 2016	54	2	46	0	3	0	n/a	n/a	105
City of Burlington									
March 2017	0	1	0	0	0	0	n/a	n/a	1
March 2016	7	1	0	0	0	0	n/a	n/a	8
Grimsby									
March 2017	2	0	22	0	0	0	n/a	n/a	24
March 2016	10	0	22	0	0	0	n/a	n/a	32
Hamilton CMA									
March 2017	65	21	225	0	17	16	n/a	n/a	344
March 2016	130	3	167	0	18	3	n/a	n/a	321
Brant County									
March 2017	6	5	0	0	0	0	n/a	n/a	11
March 2016	9	5	0	0	1	0	n/a	n/a	15
Brantford City									
March 2017	11	0	2	0	7	0	n/a	n/a	20
March 2016	12	2	25	0	4	0	n/a	n/a	43
Brantford CMA									
March 2017	17	5	2	0	7	0	n/a	n/a	31
March 2016	21	7	25	0	5	0	n/a	n/a	58

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
March 2017	60	8	56	0	2	0	n/a	n/a	126
March 2016	44	0	11	0	0	0	n/a	n/a	55
Former Hamilton City									
March 2017	13	2	9	0	2	0	n/a	n/a	26
March 2016	2	0	0	0	0	0	n/a	n/a	2
Stoney Creek City									
March 2017	12	6	2	0	0	0	n/a	n/a	20
March 2016	5	0	6	0	0	0	n/a	n/a	11
Ancaster City									
March 2017	0	0	16	0	0	0	n/a	n/a	16
March 2016	0	0	2	0	0	0	n/a	n/a	2
Dundas Town									
March 2017	0	0	0	0	0	0	n/a	n/a	0
March 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
March 2017	26	0	18	0	0	0	n/a	n/a	44
March 2016	1	0	0	0	0	0	n/a	n/a	1
Glanbrook									
March 2017	9	0	11	0	0	0	n/a	n/a	20
March 2016	36	0	3	0	0	0	n/a	n/a	39
City of Burlington									
March 2017	1	0	0	0	0	0	n/a	n/a	1
March 2016	5	0	0	0	0	0	n/a	n/a	5
Grimsby									
March 2017	2	0	0	0	0	0	n/a	n/a	2
March 2016	1	0	0	0	0	0	n/a	n/a	1
Hamilton CMA									
March 2017	63	8	56	0	2	0	n/a	n/a	129
March 2016	50	0	11	0	0	0	n/a	n/a	61
Brant County									
March 2017	5	0	0	0	0	0	n/a	n/a	5
March 2016	7	0	0	0	0	0	n/a	n/a	7
Brantford City									
March 2017	2	6	0	0	3	0	n/a	n/a	11
March 2016	17	0	15	0	5	0	n/a	n/a	37
Brantford CMA									
March 2017	7	6	0	0	3	0	n/a	n/a	16
March 2016	24	0	15	0	5	0	n/a	n/a	44

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2007 - 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	827	110	1,076	0	23	1,005	0	228	3,269
% Change	-25.9	**	109.3	-100.0	-47.7	187.1	-100.0	n/a	59.2
2015	1,116	22	514	6	44	350	2	0	2,054
% Change	-2.4	-80.0	-37.7	-40.0	-81.7	-7.4	n/a	-100.0	-27.5
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	210	14	86	0	6	12	0	3	331
% Change	-20.5	-12.5	-53.3	-100.0	-68.4	-92.1	n/a	-98.0	-58.0
2015	264	16	184	1	19	152	0	153	789
% Change	0.4	**	**	-93.3	-63.5	n/a	-100.0	155.0	89.7
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Hamilton CMA	25	47	24	6	38	106	0	154	87	313	-72.2
City of Hamilton	19	46	24	6	33	106	0	0	76	158	-51.9
Former Hamilton City	7	3	0	2	0	13	0	0	7	18	-61.1
Stoney Creek City	1	6	0	4	19	48	0	0	20	58	-65.5
Ancaster City	5	6	24	0	0	0	0	0	29	6	**
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	1	19	0	0	0	7	0	0	1	26	-96.2
Glanbrook	5	11	0	0	14	38	0	0	19	49	-61.2
City of Burlington	6	1	0	0	0	0	0	154	6	155	-96.1
Grimsby	0	0	0	0	5	0	0	0	5	0	n/a
Brantford CMA	11	27	0	0	4	0	0	0	15	27	-44.4
Brant County	8	12	0	0	0	0	0	0	8	12	-33.3
Brantford City	3	15	0	0	4	0	0	0	7	15	-53.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Hamilton CMA	162	116	44	24	86	214	339	282	631	636	-0.8
City of Hamilton	138	106	44	24	55	21	339	128	576	472	22.0
Former Hamilton City	19	13	2	2	12	33	102	0	135	48	181.3
Stoney Creek City	8	30	0	22	22	73	237	128	267	253	5.5
Ancaster City	12	12	42	0	0	0	0	0	54	12	**
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	72	23	0	0	0	7	0	0	72	30	140.0
Glanbrook	27	27	0	0	21	101	0	0	48	128	-62.5
City of Burlington	18	7	0	0	0	0	0	154	18	161	-88.8
Grimsby	6	3	0	0	31	0	0	0	37	3	**
Brantford CMA	22	54	0	2	12	0	0	0	34	56	-39.3
Brant County	19	24	0	0	0	0	0	0	19	24	-20.8
Brantford City	3	30	0	2	12	0	0	0	15	32	-53.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Hamilton CMA	38	106	0	0	0	154	0	0
City of Hamilton	33	106	0	0	0	0	0	0
Former Hamilton City	0	13	0	0	0	0	0	0
Stoney Creek City	19	48	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	7	0	0	0	0	0	0
Glanbrook	14	38	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	154	0	0
Grimsby	5	0	0	0	0	0	0	0
Brantford CMA	4	0	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	4	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	86	214	0	0	339	154	0	128
City of Hamilton	55	214	0	0	339	0	0	128
Former Hamilton City	12	33	0	0	102	0	0	0
Stoney Creek City	22	73	0	0	237	0	0	128
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	7	0	0	0	0	0	0
Glanbrook	21	101	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	154	0	0
Grimsby	31	0	0	0	0	0	0	0
Brantford CMA	12	0	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	12	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Hamilton CMA	87	159	0	154	0	0	87	313
City of Hamilton	76	158	0	0	0	0	76	158
Former Hamilton City	7	18	0	0	0	0	7	18
Stoney Creek City	20	58	0	0	0	0	20	58
Ancaster City	29	6	0	0	0	0	29	6
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	1	26	0	0	0	0	1	26
Glanbrook	19	49	0	0	0	0	19	49
City of Burlington	6	1	0	154	0	0	6	155
Grimsby	5	0	0	0	0	0	5	0
Brantford CMA	15	27	0	0	0	0	15	27
Brant County	8	12	0	0	0	0	8	12
Brantford City	7	15	0	0	0	0	7	15

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	292	354	339	154	0	128	631	636
City of Hamilton	237	344	339	0	0	128	576	472
Former Hamilton City	33	48	102	0	0	0	135	48
Stoney Creek City	30	125	237	0	0	128	267	253
Ancaster City	54	12	0	0	0	0	54	12
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	72	30	0	0	0	0	72	30
Glanbrook	48	128	0	0	0	0	48	128
City of Burlington	18	7	0	154	0	0	18	161
Grimsby	37	3	0	0	0	0	37	3
Brantford CMA	34	56	0	0	0	0	34	56
Brant County	19	24	0	0	0	0	19	24
Brantford City	15	32	0	0	0	0	15	32

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Hamilton CMA	47	66	4	2	77	44	0	0	128	112	14.3
City of Hamilton	45	60	4	2	77	44	0	0	126	106	18.9
Former Hamilton City	11	8	2	0	0	0	0	0	13	8	62.5
Stoney Creek City	5	8	2	0	0	19	0	0	7	27	-74.1
Ancaster City	0	0	0	0	32	13	0	0	32	13	146.2
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	22	1	0	0	31	0	0	0	53	1	**
Glanbrook	7	43	0	2	14	12	0	0	21	57	-63.2
City of Burlington	0	5	0	0	0	0	0	0	0	5	-100.0
Grimsby	2	1	0	0	0	0	0	0	2	1	100.0
Brantford CMA	6	18	4	0	0	18	0	0	10	36	-72.2
Brant County	6	5	0	0	0	0	0	0	6	5	20.0
Brantford City	0	13	4	0	0	18	0	0	4	31	-87.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Hamilton CMA	184	265	10	2	173	133	350	26	717	426	68.3
City of Hamilton	159	242	10	2	160	127	128	18	457	389	17.5
Former Hamilton City	29	44	4	0	0	17	0	18	33	79	-58.2
Stoney Creek City	31	42	6	0	0	39	128	0	165	81	103.7
Ancaster City	4	27	0	0	32	18	0	0	36	45	-20.0
Dundas Town	2	0	0	0	0	0	0	0	2	0	n/a
Flamborough	72	8	0	0	51	7	0	0	123	15	**
Glanbrook	21	121	0	2	77	46	0	0	98	169	-42.0
City of Burlington	19	12	0	0	13	6	222	8	254	26	**
Grimsby	6	11	0	0	0	0	0	0	6	11	-45.5
Brantford CMA	32	54	8	4	22	50	151	0	213	108	97.2
Brant County	19	24	0	4	0	7	0	0	19	35	-45.7
Brantford City	13	30	8	0	22	43	151	0	194	73	165.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Hamilton CMA	77	44	0	0	0	0	0	0
City of Hamilton	77	44	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	19	0	0	0	0	0	0
Ancaster City	32	13	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	31	0	0	0	0	0	0	0
Glanbrook	14	12	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	0	18	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	0	18	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	173	119	0	14	350	8	0	18
City of Hamilton	160	113	0	14	128	0	0	18
Former Hamilton City	0	17	0	0	0	0	0	18
Stoney Creek City	0	25	0	14	128	0	0	0
Ancaster City	32	18	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	51	7	0	0	0	0	0	0
Glanbrook	77	46	0	0	0	0	0	0
City of Burlington	13	6	0	0	222	8	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	22	50	0	0	0	0	151	0
Brant County	0	7	0	0	0	0	0	0
Brantford City	22	43	0	0	0	0	151	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Hamilton CMA	128	112	0	0	0	0	128	112
City of Hamilton	126	106	0	0	0	0	126	106
Former Hamilton City	13	8	0	0	0	0	13	8
Stoney Creek City	7	27	0	0	0	0	7	27
Ancaster City	32	13	0	0	0	0	32	13
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	53	1	0	0	0	0	53	1
Glanbrook	21	57	0	0	0	0	21	57
City of Burlington	0	5	0	0	0	0	0	5
Grimsby	2	1	0	0	0	0	2	1
Brantford CMA	10	36	0	0	0	0	10	36
Brant County	6	5	0	0	0	0	6	5
Brantford City	4	31	0	0	0	0	4	31

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	354	380	363	14	0	32	717	426
City of Hamilton	329	357	128	0	0	32	457	389
Former Hamilton City	33	61	0	0	0	18	33	79
Stoney Creek City	37	67	128	0	0	14	165	81
Ancaster City	36	45	0	0	0	0	36	45
Dundas Town	2	0	0	0	0	0	2	0
Flamborough	123	15	0	0	0	0	123	15
Glanbrook	98	169	0	0	0	0	98	169
City of Burlington	19	12	235	14	0	0	254	26
Grimsby	6	11	0	0	0	0	6	11
Brantford CMA	52	103	10	5	151	0	213	108
Brant County	19	35	0	0	0	0	19	35
Brantford City	33	68	10	5	151	0	194	73

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
March 2017	1	1.7	5	8.3	14	23.3	24	40.0	16	26.7	60	-	-
March 2016	17	38.6	12	27.3	4	9.1	4	9.1	7	15.9	44	-	396,354
Year-to-date 2017	12	7.4	19	11.7	29	17.8	51	31.3	52	31.9	163	490,000	501,655
Year-to-date 2016	45	20.1	31	13.8	44	19.6	39	17.4	65	29.0	224	-	468,894
Former Hamilton City													
March 2017	0	0.0	1	7.7	4	30.8	5	38.5	3	23.1	13	-	-
March 2016	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	2	6.9	2	6.9	5	17.2	11	37.9	9	31.0	29	-	-
Year-to-date 2016	7	17.9	3	7.7	5	12.8	16	41.0	8	20.5	39	-	449,229
Stoney Creek City													
March 2017	0	0.0	1	8.3	2	16.7	5	41.7	4	33.3	12	-	-
March 2016	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	-	-
Year-to-date 2017	1	2.6	3	7.9	4	10.5	11	28.9	19	50.0	38	-	-
Year-to-date 2016	2	5.1	2	5.1	8	20.5	5	12.8	22	56.4	39	-	520,429
Ancaster City													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	2	6.7	2	6.7	5	16.7	3	10.0	18	60.0	30	-	535,299
Dundas Town													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Flamborough													
March 2017	0	0.0	3	11.5	6	23.1	9	34.6	8	30.8	26	-	-
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	7	9.9	11	15.5	18	25.4	18	25.4	17	23.9	71	-	441,992
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Glanbrook													
March 2017	1	11.1	0	0.0	2	22.2	5	55.6	1	11.1	9	-	-
March 2016	16	44.4	11	30.6	4	11.1	4	11.1	1	2.8	36	-	-
Year-to-date 2017	2	10.5	3	15.8	2	10.5	9	47.4	3	15.8	19	-	-
Year-to-date 2016	34	31.8	24	22.4	26	24.3	15	14.0	8	7.5	107	-	402,141
City of Burlington													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
Grimsby													
March 2017	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
March 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	20.0	0	0.0	1	20.0	3	60.0	5	-	-
Year-to-date 2016	1	12.5	3	37.5	2	25.0	1	12.5	1	12.5	8	-	-

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
March 2017	1	1.6	6	9.5	14	22.2	24	38.1	18	28.6	63	490,000	516,062
March 2016	17	34.0	13	26.0	4	8.0	4	8.0	12	24.0	50	390,000	568,732
Year-to-date 2017	12	6.4	20	10.6	29	15.4	52	27.7	75	39.9	188	495,000	720,412
Year-to-date 2016	46	18.8	34	13.9	46	18.8	40	16.3	79	32.2	245	450,000	520,150

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
March 2017	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	-	-
March 2016	1	14.3	3	42.9	1	14.3	0	0.0	2	28.6	7	-	-
Year-to-date 2017	4	26.7	3	20.0	0	0.0	2	13.3	6	40.0	15	-	403,576
Year-to-date 2016	3	11.5	8	30.8	4	15.4	1	3.8	10	38.5	26	-	505,942
Brantford City													
March 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
March 2016	8	47.1	6	35.3	2	11.8	0	0.0	1	5.9	17	-	341,706
Year-to-date 2017	0	0.0	0	0.0	4	19.0	4	19.0	13	61.9	21	-	547,937
Year-to-date 2016	14	33.3	13	31.0	7	16.7	4	9.5	4	9.5	42	-	374,762
Brantford CMA													
March 2017	0	0.0	1	14.3	0	0.0	1	14.3	5	71.4	7	-	563,129
March 2016	9	37.5	9	37.5	3	12.5	0	0.0	3	12.5	24	370,000	371,208
Year-to-date 2017	4	11.1	3	8.3	4	11.1	6	16.7	19	52.8	36	490,000	510,791
Year-to-date 2016	17	25.0	21	30.9	11	16.2	5	7.4	14	20.6	68	390,000	418,425

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2017						
Submarket	March 2017	March 2016	% Change	YTD 2017	YTD 2016	% Change
Hamilton CMA	516,062	568,732	-9.3	720,412	520,150	38.5
City of Hamilton	-	396,354	n/a	501,655	468,894	7.0
Former Hamilton City	-	-	n/a	-	449,229	n/a
Stoney Creek City	-	-	n/a	-	520,429	n/a
Ancaster City	-	-	n/a	-	535,299	n/a
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	-	-	n/a	441,992	-	n/a
Glanbrook	-	-	n/a	-	402,141	n/a
City of Burlington	-	-	n/a	-	-	n/a
Grimsby	-	-	n/a	-	-	n/a
Brantford CMA	563,129	371,208	51.7	510,791	418,425	22.1
Brant County	-	-	n/a	403,576	505,942	-20.2
Brantford City	-	341,706	n/a	547,937	374,762	46.2

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Hamilton

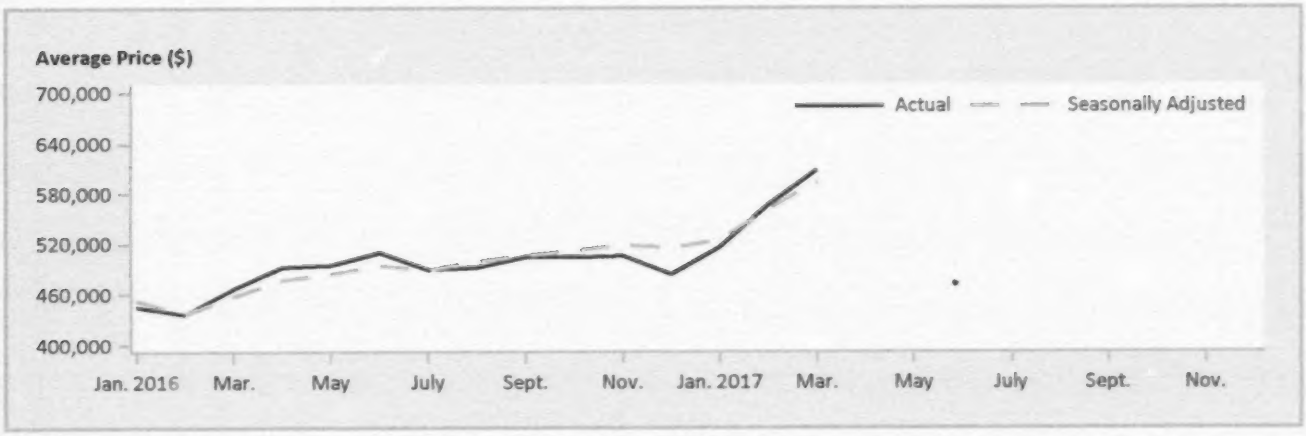


Figure 5.2a: MLS® Residential Sales for Hamilton

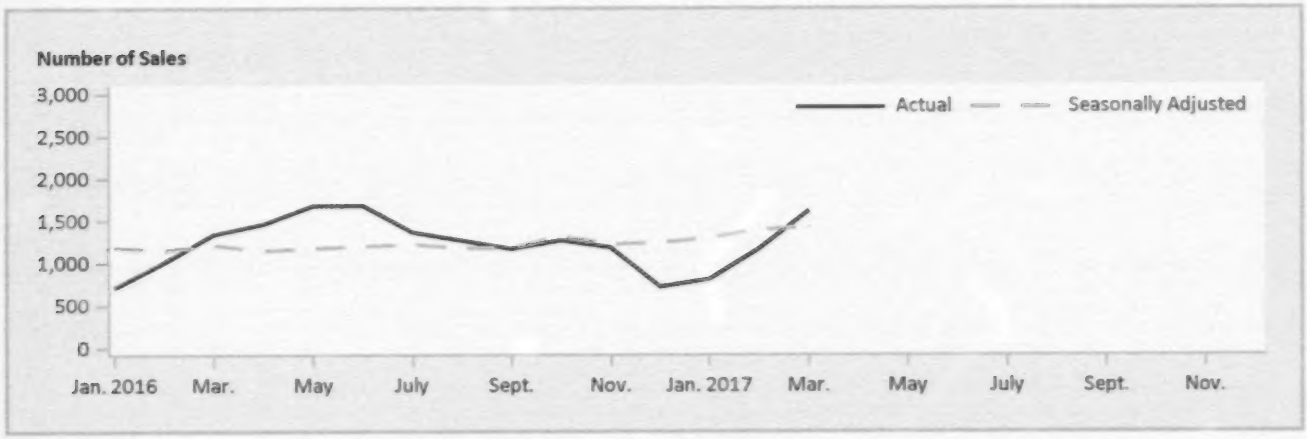
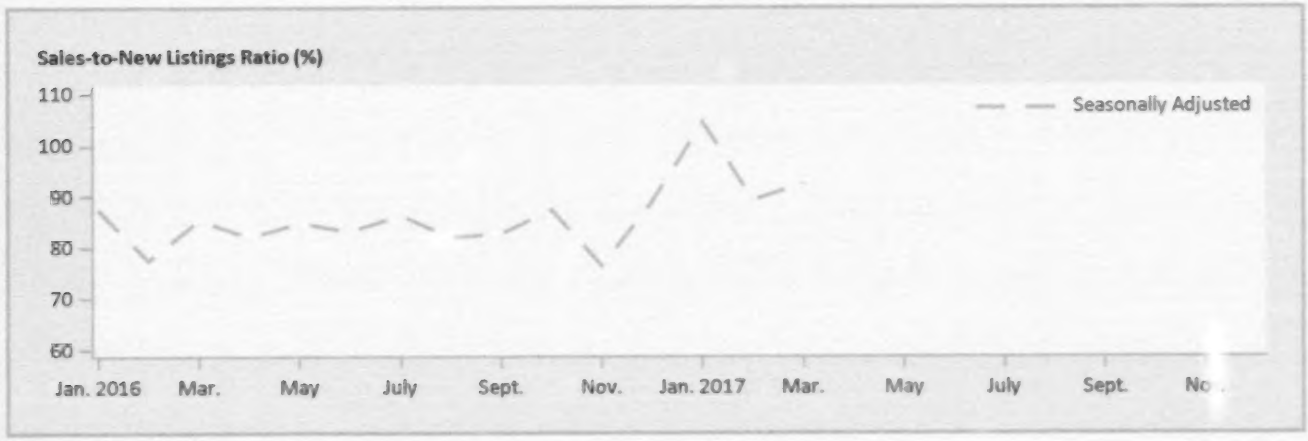


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Hamilton



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Brantford

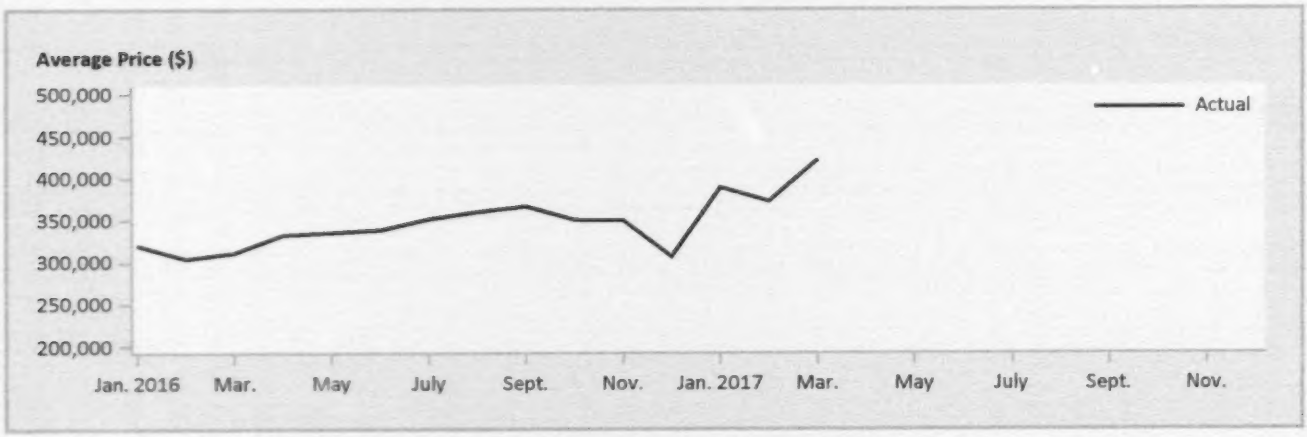


Figure 5.2b: MLS® Residential Sales for Brantford

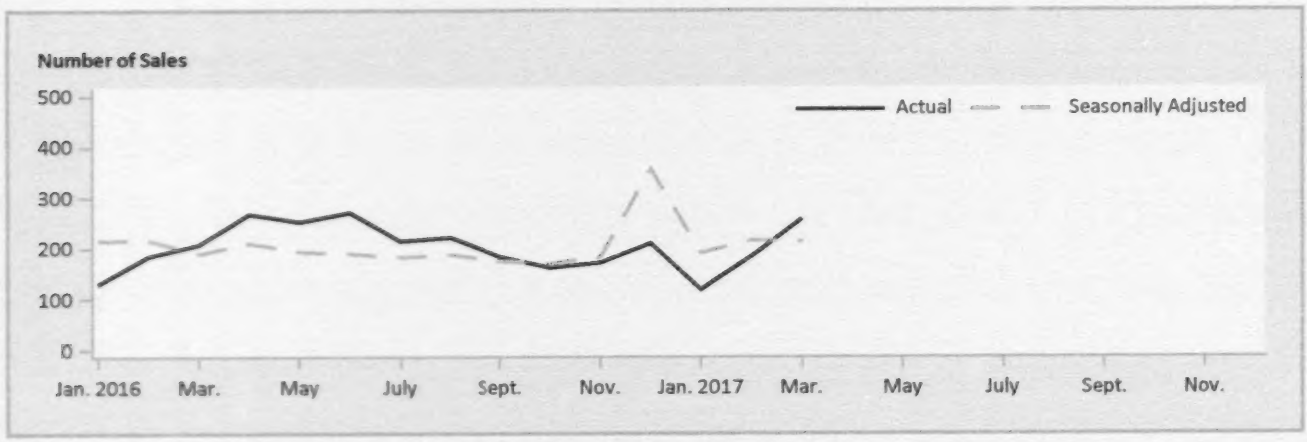
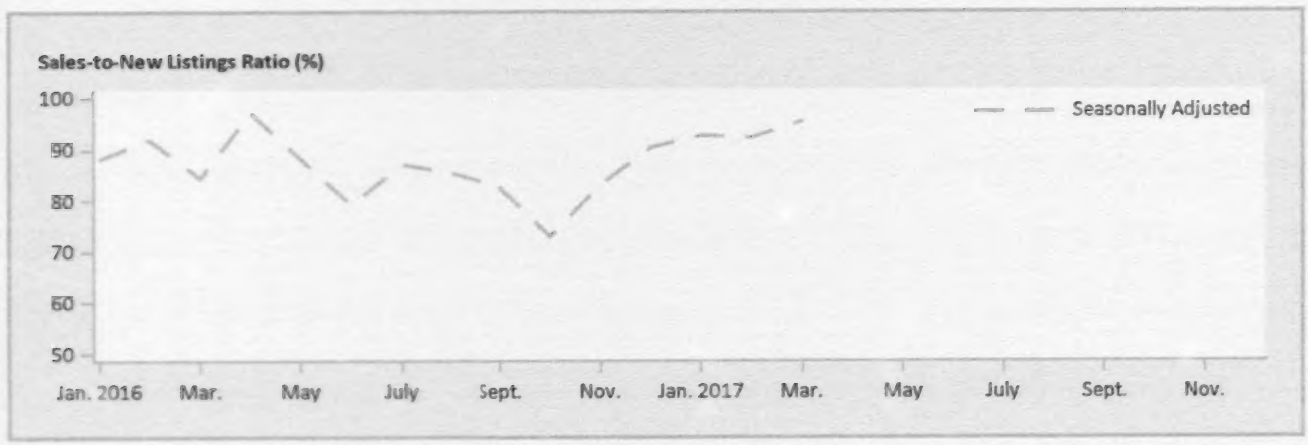


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Brantford



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Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6a: Economic Indicators
March 2017

		Interest Rates			NHPI, Total, Hamilton CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.4	127.8	381.8	6.5	63.2	971
	February	561	3.14	4.64	97.9	128.2	382.8	6.2	63.1	986
	March	561	3.14	4.64	97.9	129.0	383.8	6.0	63.1	985
	April	561	3.14	4.64	97.9	129.6	387.9	5.5	63.4	977
	May	561	3.14	4.64	98.1	130.1	383.5	5.9	62.8	954
	June	561	3.14	4.64	98.1	130.4	382.3	6.1	62.7	949
	July	567	3.14	4.74	98.8	130.3	379.5	6.2	62.3	946
	August	567	3.14	4.74	99.0	129.9	380.4	6.3	62.4	950
	September	561	3.14	4.64	99.0	130.1	383.9	6.3	62.9	954
	October	561	3.14	4.64	99.0	130.6	387.4	6.3	63.4	961
	November	561	3.14	4.64	99.7	130.2	393.9	6.2	64.3	973
	December	561	3.14	4.64	100.0	130.0	398.6	5.8	64.8	976
2017	January	561	3.14	4.64	100.6	130.8	398.5	5.9	64.7	972
	February	561	3.14	4.64	101.6	131.2	397.5	5.9	64.6	970
	March	561	3.14	4.64		131.4	399.7	5.9	64.9	964
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
March 2017

		Interest Rates			NHPI, Total, Ontario CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	94.2	127.8	67.9	5.8	64.2	874
	February	561	3.14	4.64	94.6	128.2	68.5	5.8	64.7	873
	March	561	3.14	4.64	94.8	129.0	68.2	7.0	65.2	867
	April	561	3.14	4.64	95.3	129.6	68.4	7.2	65.5	869
	May	561	3.14	4.64	96.6	130.1	69.1	7.5	66.2	869
	June	561	3.14	4.64	97.0	130.4	69.5	6.5	65.8	874
	July	567	3.14	4.74	97.8	130.3	69.9	5.5	65.5	867
	August	567	3.14	4.74	98.2	129.9	69.5	6.1	65.4	870
	September	561	3.14	4.64	98.5	130.1	69.2	6.1	65.0	865
	October	561	3.14	4.64	99.5	130.6	69.7	6.2	65.5	880
	November	561	3.14	4.64	99.9	130.2	71.5	4.8	66.2	882
	December	561	3.14	4.64	100.0	130.0	73.6	4.7	67.9	890
2017	January	561	3.14	4.64	100.3	130.8	74.9	4.2	68.7	884
	February	561	3.14	4.64	101.1	131.2	74.8	4.2	68.6	891
	March	561	3.14	4.64		131.4	74.5	4.7	68.5	892
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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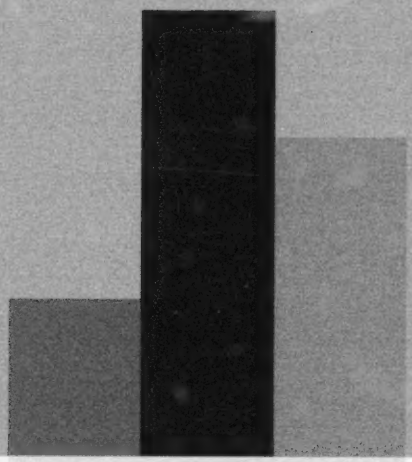

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